

AGENDA
REGULAR MEETING
GRAPEVINE HISTORIC PRESERVATION COMMISSION
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051
WEDNESDAY, NOVEMBER 28, 2018, 6:00 P.M.

- I. CALL TO ORDER
- II. CITIZENS COMMENTS
- III. WORK SESSION
 - A. Approved Certificates of Appropriateness as follows:
 - #CA18-107 for property located at 120 South Main Street, Suite #40;
 - #CA18-110 for property located at 403 East Worth Street;
 - #CA18-111 for property located at 403 East Worth Street;
 - #CA18-113 for property located at 220 East Franklin Street;
 - #CA18-114 for property located at 120 South Main Street, Suite #50;
 - #CA18-115 for property located at 420 East College Street;
 - #CA18-116 for property located at 924 East Worth Street;
 - #CA18-118 for property located at 814 South Main Street;
 - #CA18-119 for property located at 911 East Worth Street;
 - #CA18-120 for property located at 629 East Wall Street
 - #CA18-121 for property located at 221 Austin Street;
- IV. PUBLIC HEARING
 - A. Commission to conduct a public hearing relative to an application for a Historic Overlay #HL18-03 for property located at 620 Estill Street, Block 103, Lot 4, College Heights Addition, City of Grapevine and take any necessary action.
 - B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-112 for property located at 620 Estill Street, Block 103, Lot 4, College Heights Addition, City of Grapevine and take any necessary action.
 - C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-122, for property located at 514 East Texas Street, Block 103, Lot 4, College Heights Addition, City of Grapevine and take any necessary action.
- V. MINUTES
 - A. Commission to consider the minutes of the October 24, 2018 Regular Meeting.

VII. ADJOURNMENT

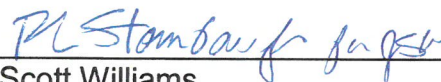
If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on December 19, 2018 in the Council Chambers 2nd Floor, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 21st day of November 2018 at 5:00 p.m.



David Klempin
Historic Preservation Officer



Scott Williams
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, NOVEMBER 28, 2018

SUBJECT: HISTORIC LANDMARK OVERLAY #HL18-03
1952 GOTTLOB HUBER HOUSE
620 ESTILL STREET
GRAPEVINE, TEXAS 76051
NEAL COOPER, OWNERS/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 620 Estill Street, legally described as Block 4, Lot 103, College Heights Addition, City of Grapevine.

BACKGROUND:

On November 19, 2018, applicant Neal Cooper submitted an application for Historic Landmark Overlay #HL18-03, for property located at 620 Estill Street, City of Grapevine. The property is vacant and was recently purchased by Neal Cooper for the purpose of constructing a new period style house with attached garage to satisfy the request of a new buyer.

The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

The original owners were Mr. and Mrs. Gottlob Huber who built the house and lived there for nine years. Mr. Huber was born in Germany and came to the U.S. as a child. H was a retired farmer. One of his sons Herbert Huber served on the Grapevine City Council in the 1960s. Significant owners of the property were. W. E. (Ed) Keeling and Grady Wood Keeling publishers of the Grapevine Sun for over 80 years. The original house contains a large living, dining, kitchen area, one bedroom and one bath. To the rear of the house, an addition was constructed containing a large bedroom with covered porch.

Staff recommends approval of the Historic Overlay #HL18-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.

RECEIVED

NOV 19 2018

#HCL18-03



CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

PART 1. APPLICANT INFORMATION

Applicant Name:	NEAL COOPER		
Applicant Address:	404 E WALL ST		
City/State/Zip	GRAPEVINE, TX 76051		
Phone No.	817-727-3467	Fax No.	
Email Address	NEAL.COOPER@STREETHOMES.COM	Mobile Phone	
Applicant's interest in subject property	Owner		

PART 2. PROPERTY INFORMATION

Street Address of subject property	620 ESTILL		
Legal Description: Lot	4	Block	103 Addition COLLEGE HEIGHTS ADDITION
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Size of subject property: acres	.16	square footage	7000
Present zoning classification	SF 7.5		
Present use of property	SINGLE FAMILY RESIDENCE		
Proposed use of property	SINGLE FAMILY RESIDENCE		

PART 3. PROPERTY OWNER INFORMATION

Property Owner	COOPER STREET HOMES		
Prop Owner Address	404 E WALL ST		
City/State/Zip	GRAPEVINE, TX 76051		
Phone No.	817-727-3467	Fax No.	

☐ The Development Services staff will determine the agenda for each of the public hearing dates. Based on the size of the agenda, your application may be rescheduled to a later date

PART 4. SIGNATURE TO AUTHORIZE FILING OF AN APPLICATION AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY

NEAL COOPER
Print Applicant's Name

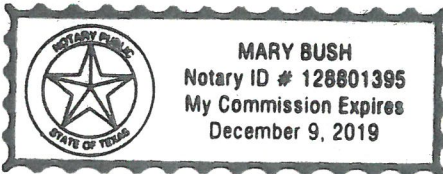
[Signature]
Applicant's Signature

The State of TEXAS

County of TARRANT

Before me (notary) MARY BUSH on this day personally appeared (applicant) NEAL COOPER
19th Day November 2018
known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 19th day of November, A.D. 2018



Notary In and For State of TEXAS

Copper Street Homes
Print Property Owner's Name

[Signature]
Property Owner's Signature

The State of _____

County of _____

Before me (notary) _____ on this day personally appeared (applicant) _____
known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this _____ day of _____, A.D. _____

Notary In and For State of _____

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic Gottlob Huber House

And/or common

2. Location

Address 620 Estill Street land survey

Location/neighborhood City of Grapevine block 4 – lot 103 College Heights Addition

tract size 7,000 square feet

3. Current zoning

Residential, R-7.5 Single Family

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> residence
<input checked="" type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Neal Cooper phone: 214 436-4502

Address: 404 East Wall Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin organization: City of Grapevine

Contact: Historic Preservation phone: 817 410-3197

7. Representation on Existing Surveys

<input type="checkbox"/> Tarrant County Historic Resources	<input type="checkbox"/> National Register of Historic Places
<input type="checkbox"/> other _____	<input type="checkbox"/> Recorded Texas Historic Landmark
	<input type="checkbox"/> Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: ☐ Yes ☐ No

9. Field Chk date: _____ By: _____

10. Nomination

___ Archaeological
___ Site

___ Structure
___ Structure & Site

___ District

11. Historic Ownership

original owner Gottlob Huber

significant later owner(s) L. W. Parker, Kenneth and Mae Giffen

12. Construction Dates

Original 1952

alterations/additions c. 2000 bedroom and covered porch

13. Architect

original construction

alterations/additions

Site Features

Natural

urban design

14. Physical Description

Condition

☐ excellent

☐ good

☒ fair

Check One:

☐ deteriorated

☐ ruins

☐ unexposed

☐ Unaltered

☐ altered

Check One:

☒ Original site

☐ Moved (date: _____)

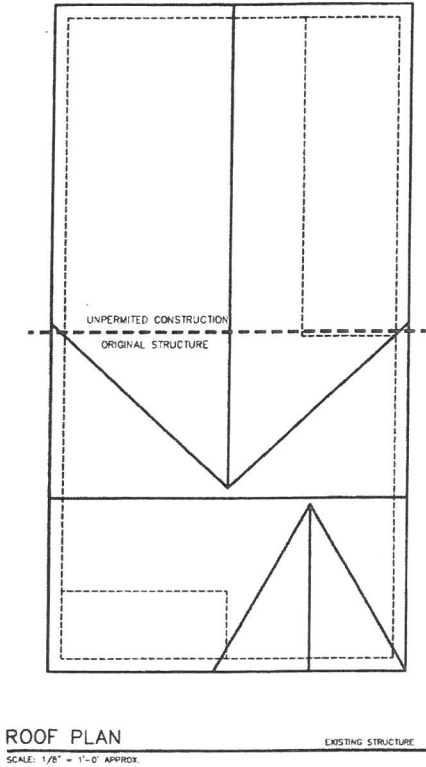
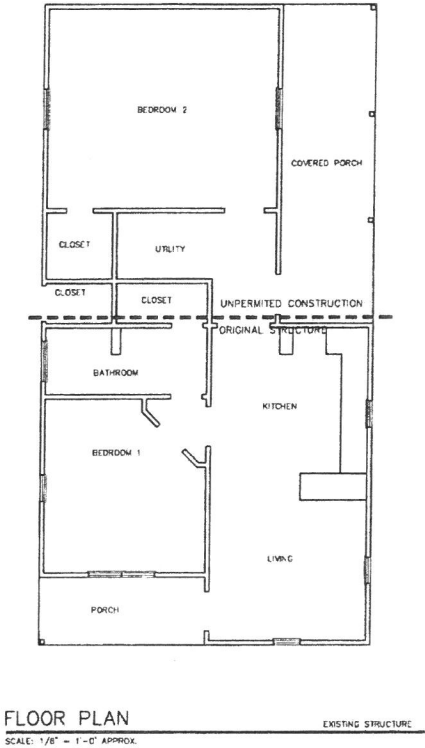
Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



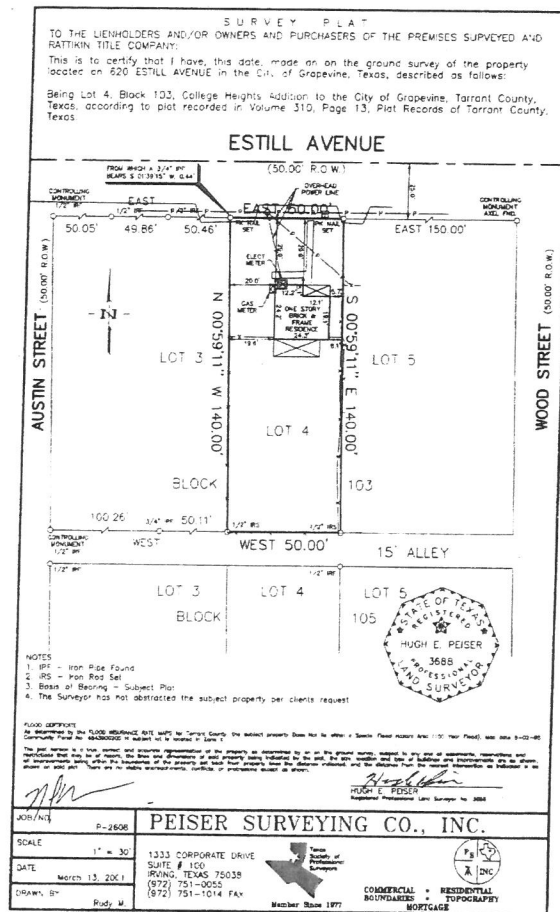
View of 620 Estill Street, c. 2018

The property is vacant and was recently purchased by Neal Cooper for the purpose of constructing a new period style house with attached garage to satisfy the request of a new buyer. The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

The house is asymmetrical in design with a pair of windows and side facing front door opening to the front porch. Exterior siding and trim are painted in a contracting beige and taupe color scheme. A projecting bay with narrow window and gable intersects with the main gable roof of the house, accentuating the living room. The original house contains a large living, dining, kitchen area, one bedroom and one bath. To the rear of the house, an addition was constructed containing a large bedroom with covered porch.



Floor Plan of House, c. 2018



Site Plan of House, c. 2018

15. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The original owners were Mr. and Mrs. Gottlob Huber who built the house and lived there for nine years. Mr. Huber was born in Germany and came to the U.S. as a child. He was a retired farmer. One of his sons Herbert Huber served on the Grapevine City Council in the 1960s. Significant owners of the property were. W. E. (Ed) Keeling and Grady Wood Keeling publishers of the Grapevine Sun for over 80 years. Edward T. Simmons and Arthur Glenn Simmons, prominent community leaders and dairy farmers in Grapevine also owned the property. L. W. Parker, father of Phil Parker, owner of Willhoite's Restaurant owned the property for a number of years. Kenneth and Laura Mae Giffin lived there. Kenneth served in the Army Air Corps in WWII working as a B-29 flight engineer and B-17 mechanic and after the Korean War, became a police officer of the City of Dallas. Laura Mae's father, Cleve Crowley was a Grapevine Rabbit Twister band member.

16. Bibliography

Grapevine Area History book, c. 1979 and Grapevine's Most Unforgettable Characters book, 2006.

17. Attachments

☐ District or Site map
☒ Site Plan
☐ Photos (current)

☐ Additional descriptive material
☐ Footnotes
☐ Other (_____)

Designation Merit

- | | |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. X</p> <p>B. Location as the site of a significant historical event. _____</p> <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. X</p> <p>D. Exemplification of the cultural, economic, social or historical heritage of the city X</p> <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____</p> <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. _____</p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. _____</p> <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. _____</p> <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. X</p> <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. X</p> <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. _____</p> <p>L. Value as an aspect of community sentiment or public pride. _____</p> |
|---|--|

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Sean Shope, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

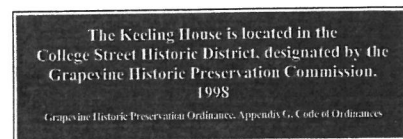
Check One:

- ☐ Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- ☐ No, I am not interested in obtaining a marker for my property.
-
- ☐ Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

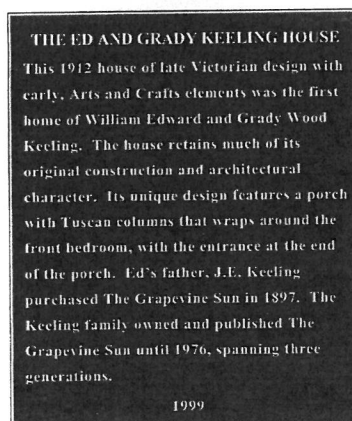
Below for office use only



- ☐ Historic Preservation Commission's Historic Landmark Plaque.



- ☐ Historic Preservation Commission's Historic District Plaque.



- ☐ Grapevine Historical Society's Historic Landmark Marker.

Design Guidelines

**Gottlob Huber House
620 Estill Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 South Main Street
Grapevine, Texas 76051**

November 28, 2018

Table of Contents

PREFACE

I. SITE

- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

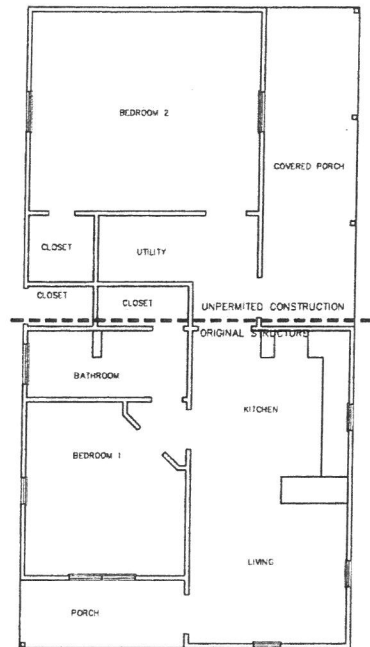
Preface



620 Estill Street

The property is vacant and was recently purchased by Neal Cooper for the purpose of constructing a new period style house with attached garage to satisfy the request of a new buyer. The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the College Heights Addition. The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. The Addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century residential history of Grapevine.

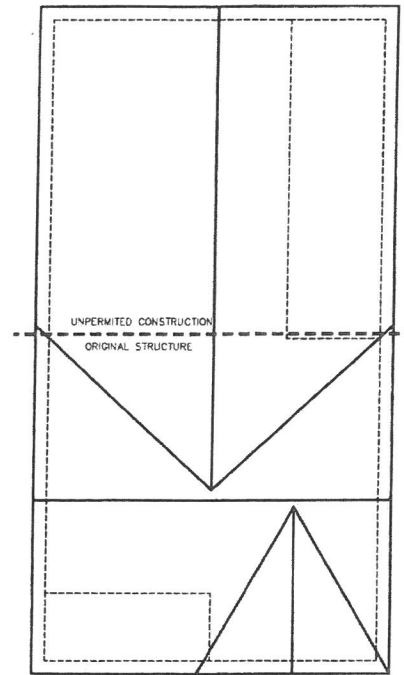
The house is asymmetrical in design with a pair of windows and side facing front door opening to the front porch. Exterior siding and trim are painted in a contrasting beige and taupe color scheme. A projecting bay with narrow window and gable intersects with the main gable roof of the house, accentuating the living room. The original house contains a large living, dining and kitchen area, one bedroom and one bath. To the rear of the house, an addition was constructed containing a large bedroom with attached covered porch.



FLOOR PLAN

SCALE: 1/8" = 1'-0" APPROX.

EXISTING STRUCTURE



ROOF PLAN

SCALE: 1/8" = 1'-0" APPROX.

EXISTING STRUCTURE

Floor Plan of House, c. 2018

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the

line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly

encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent

from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, NOVEMBER 28, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-112
COLLEGE HEIGHTS ADDITION
620 ESTILL STREET
GRAPEVINE, TX 76051
NEAL COOPER, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission deny Certificate of Appropriateness #CA18-112 for the property located at 620 Estill Street, legally described as Block 103, Lot 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Demolish existing house;
2. Construct a new two-story single family residence with an attached two-car garage,

as per the attached plan and drawings with the conditions Historic Overlay #HL18-03 is approved for the property; and all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA18-112 was submitted on October 5, 2018 by the applicant Neal Cooper of Copper Street Homes to demolish the existing house and construct a new house with an attached two-car garage. The plans for the new house with attached garage were developed by architect Russell Moran following Design Guidelines established for the property.

The house was originally built in 1952 for Gottlob Huber, his wife and five children. Later significant owners include W.E. and Grady Wood Keeling, publishers of the *Grapevine Sun* for over 80 years; Edward T. Simmons and Arthur Glenn Simmons, prominent community leaders and dairy farmers in Grapevine; well-known and respected Grapevine business leader L.W. Parker, father of Phil Parker, the owner of Willhoite's Restaurant and Kenneth and Laura Mae Griffin. Kenneth served in the Army Air Corps in World War II as a B-29 flight engineer, after the Korean War he became a police officer for the City of

Dallas. Laura Mae's father, Cleve Crowley, was a member of the Grapevine Rabbit Twister band. The study of the house for the Historic Land marking scored five designation merits.

Historic Preservation Staff met with the applicant to develop a preservation plan retaining the foot print of the original house, its walls, roofline and eaves. Staff was unable, within the preservation ordinance, to agree with the owner on a demolition plan limited to retaining the original house and adding an addition to the rear of the original house.

Per the Preservation Ordinance, a garage attached to the main house is included in the total living area calculation. The total living area as proposed for the house and the 462 square foot attached garage totals 3,314 square feet. The covered front porch of 51 square feet, and the new covered patio addition of 283 square feet are not to be included in the maximum square feet (as per the Preservation Ordinance).

The property lot size is 7,000 square feet and the building coverage is 40 percent, (maximum 40 percent lot coverage). Total building size of the proposed house and the attached garage is 3,314 square feet (within the ordinance maximum of 4,100 square feet). Building height is 29 feet.

Staff recommends **denial** of Certificate of Appropriateness #CA18-112 as per the attached plans with **no agreed** upon demolition plan submitted for the preservation of the original front façade walls, roofline and eaves.

The Preservation Ordinance protects the existing original homes of the Historic Township. The Commission has favored the addition to the rear of Historic Township homes; but to maintain the original integrity and streetscape recognizable as the original house.

#HL18-03

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date

10/5/2018

Number

#CA 18-112

Property Owner Name, Address & Phone Number

COPPER STREET HOMES

404 E WALL ST

GRAPEVINE, TX 76051

Phone: 817-727-3467

Mobile:

Email: NEAL@COPPERSTREETHOMES.COM

Property Address (include any suite number)

620 ESTILL STREET

GRAPEVINE, TX 76051

Tenant Name/Occupancy/Use COPPER STREET HOMES

SINGLE FAMILY RESIDENTIAL

Applicant Name, Address & Phone Number

NEAL COOPER

404 E WALL ST

GRAPEVINE, TX 76051

Phone:

817-727-3467

Email: NEAL@COPPERSTREETHOMES.COM

Legal Description

Block 103

Lot 4

Subdivision COLLIER HEIGHTS

Request/Description of Work to Be Done

REMOVE EXISTING HOUSE, BUILD 2 STORY NEW SINGLE FAMILY RESIDENCE.

Drawings/Sketches Attached

☒ Yes ☐ No

Photographs Attached

☐ Current ☐ Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed

x

Owner or Contractor

Print Name

NEAL COOPER

Office Use

☐Approved-
Staff _____
HPC _____☐

Approved with Conditions:

☐

Denied

x

Chair - Historic Preservation Commission

x

Historic Preservation Officer

x

Building Official

Date

THIS IS NOT A BUILDING PERMIT.

A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO:

HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA _____

DATE _____

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: _____ Time: _____

Contact: (817.410.3197 817.410.3185)

1. Survey Plan ☒
2. Site Plan ☒
3. Floor Plans ☒
4. Elevations ☒
5. Roof Plan ☒
6. Street Facing Elevations ☒ of proposed structure with building elevations of structures on adjacent properties.
7. Photographs ☒ of any elevation for any building or structure to be altered or demolished.

Property Lot Size 7000 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 3314

Building Coverage (40% max) 40%

Building Height (35 ft. max) 29

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. _____ (Attached is included within the 3,400 sq. ft. max) 462

Storage Shed (200 sq. ft. max) 0

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.

**TARRANT APPRAISAL DISTRICT****10/15/2018**

Account #: 00563579
Georeference: 7670-103-4
Property Location: 620 ESTILL ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

COPPER STREET HOMES LLC
PO BOX 1025
GRAPEVINE, TX 76099-1025

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2018	\$63,326	\$180,000	\$243,326	\$243,326
2017	\$64,356	\$180,000	\$244,356	\$244,356
2016	\$119,470	\$34,540	\$154,010	\$154,010
2015	\$56,000	\$37,500	\$93,500	\$93,500
2014	\$56,000	\$37,500	\$93,500	\$93,500

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-
GRPVN Block 103 Lot 4
Deed Date: 07-16-2018
Instrument: D218167503
Year Built: 1952
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 934
Land Acres ♦: 0.1726
Land Sqft ♦: 7,522

Notice Sent:

Protest Deadline: 05-15-2018






††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions



Legend

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning

#HL18-03 & #CA18-112
620 Estill Street

11/9/2018

0 25 50 100
Feet



1 inch = 60 feet

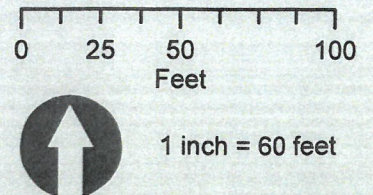


Legend

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning
- Streets

#HL18-03 & #CA18-112
620 Estill Street

11/9/2018



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WDL*
SCOTT WILLIAMS, BUILDING OFFICIAL
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, NOVEMBER 28, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-122
514 EAST TEXAS STREET
GRAPEVINE, TX 76051
CHUCK AND LISA PACIONE, OWNERS
NEAL COOPER, APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve with conditions** Certificate of Appropriateness #CA18-122 for the property located at 514 East Texas Street, legally described as Block 106, Lot 3B & 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. To remodel the existing house preserving the existing streetscape view;
2. To construct a new addition to the rear of the existing house with a partial second floor;
3. To construct a new 465 square foot detached two-car garage, with a connecting breezeway, and covered patio at the rear of the house;

as per the attached plan and drawings with the condition a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA18-122 was submitted on October 23, 2018 by the applicant Neal Cooper of Copper Street Homes to remodel the existing house at 514 East Texas Street., preserving the existing streetscape view, to construct a new addition with a partial second floor to the rear of the house; to construct a new 465 square foot detached two-car garage; with a connecting breezeway; and covered patio. The new owners, Chuck and Lisa Pacioni, desire to adapt the house to serve as a home for their family. The plans were designed by architect Russell Moran.

Historic Preservation Staff met with the applicant and owner to review plans for these changes. The total living area of the existing 1,576 square foot house with the proposed 1,177 square foot addition totals 2,753 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered porch, new patio and

walkway will total 352 square feet and are not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 10,497 square feet and the building coverage is 28.2% (maximum 40% lot coverage). Total building coverage would be 3,570 square feet to include the 2,753 square foot house; 465 square foot detached garage; and the 352 square foot covered porch, patio and walkway areas (within the ordinance maximum of 4,100 square feet). Building height is 24 feet.

Staff recommends approval of Certificate of Appropriateness #CA18-122 as per the attached plan and drawings to remodel the existing house preserving the existing streetscape view, to construct an addition to the rear of the existing house with a partial second floor; to construct a 465 square foot detached two-car garage with a connecting breezeway and a covered patio at the rear of the house as per the attached plan and drawings with the condition a building permit be obtained from the Building Department.

Received: 10/23/18 RECEIVED
OCT 23 2018

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date

10/22/2018

Number

#CA 18-122

Property Owner Name, Address & Phone Number

LISA + CHUCK PACIONE
514 E TEXAS
GRAPEVINE, TX 76051

Phone:

Mobile: 925-890-5646

Email: CHUCK.PACIONI@GAYLORDHOTELS.COM

Property Address (include any suite number)

514 E TEXAS

Applicant Name, Address & Phone Number

Phone:

Mobile

Email:

Legal Description

Block 106

Lot 38+4

Subdivision COLLEGE HEIGHTS ADDITION

Tenant Name/Occupancy/Use

LISA + CHUCK PACIONE
SINGLE FAMILY RESIDENCE

Request/Description of Work to Be Done

MAJOR REMODEL, REMOVE OLD BATH AND KITCHEN ROOM.
BUILD NEW DETACHED GARAGE.

Drawings/Sketches Attached

☒ Yes

☐ No

Photographs Attached

☐ Current

☐ Historic

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed

x

Owner or Contractor

Print Name

Nate Cooper

Office Use

☐

Approved-
Staff _____
HPC _____

☐

Approved with Conditions:

☐

Denied

x

Chair - Historic Preservation Commission

x

Historic Preservation Officer

x

Building Official

Date

THIS IS NOT A BUILDING PERMIT.

A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY
THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS
SITE & BUILDING PLAN REQUIREMENTS

CASE NO. #CA _____
DATE _____

Reference: Ordinance No. 2013-23 www.grapevinetexas.gov/documentcenter/view/881

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: _____ Time: _____

Contact: (817.410.3197 817.410.3185)

1. Survey Plan ☒
2. Site Plan ☒
3. Floor Plans ☒
4. Elevations ☒
5. Roof Plan ☒
6. Street Facing Elevations ☐ of proposed structure with building elevations of structures on adjacent properties.
7. Photographs ☐ of any elevation for any building or structure to be altered or demolished.

Property Lot Size 10425 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2758

Building Coverage (40% max) 28.2 %

Building Height (35 ft. max) 24

Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. 465 (Attached is included within the 3,400 sq. ft. max) _____

Storage Shed (200 sq. ft. max) _____

For Commercial Uses:

Impervious Area _____ % of Lot

Open/Green Space Area _____ % of Lot

Parking Spaces _____

ADA Parking Spaces _____

Easements _____

=====

PLEASE NOTE this page is for ALL NEW CONSTRUCTION & ADDITION APPLICATIONS for PUBLIC HEARING:

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TARRANT APPRAISAL DISTRICT

11/19/2018

Account #: 00563846
Georeference: 7670-106-3B
Property Location: 514 E TEXAS ST

Jurisdictions:

011 CITY OF GRAPEVINE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information

PACIONI CHARLES AND ELISABETH REVOCABLE
TRUST
514 E TEXAS ST
GRAPEVINE, TX 76051

5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2018	\$143,228	\$180,000	\$323,228	\$323,228
2017	\$144,840	\$180,000	\$324,840	\$324,840
2016	\$248,677	\$48,200	\$296,877	\$245,080
2015	\$185,300	\$37,500	\$222,800	\$222,800
2014	\$185,300	\$37,500	\$222,800	\$222,800

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data

Legal Description: COLLEGE HEIGHTS ADDITION-
GRPVN Block 106 Lot 3B & 4
Deed Date: 09-24-2018
Instrument: D218221513
Year Built: 1950
Agent: None

State Code: A Residential SingleFamily

Approximate Size †††: 1,576
Land Acres ♦: 0.2409
Land Sqft ♦: 10,497

Notice Sent:

Protest Deadline: 05-15-2018

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions



Legend

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning

#HL18-04 & #CA18-122
514 East Texas Street

11/9/2018

0 25 50 100
Feet



1 inch = 60 feet



Legend

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning
- Streets

#HL18-04 & #CA18-122
514 East Texas Street

11/9/2018

0 25 50 100
Feet



1 inch = 60 feet

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, October 24, 2018, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Vick Cox	Vice Chairman
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with Commissioner(s) Ashley Anderson absent.

With the following city staff present:

Paula Newman	Managing Director of Administration & Operations, Grapevine Convention & Visitors Bureau
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

#CA18-84 for property located at 314 West College Street;
#CA18-85 for property located at 709 South Main Street;
#CA18-87 for property located at 365 East Hudgins Street;
#CA18-89 for property located at 424 South Main Street;
#CA18-90 for property located at 426 South Main Street;
#CA18-93 for property located at 507 South Church Street;
#CA18-95 for property located at 518 Estill Street;
#CA18-96 for property located at 924 East Worth Street;
#CA18-97 for property located at 629 West College Street
#CA18-99 for property located at 518 Estill Street;
#CA18-100 for property located at 504 West College Street;
#CA18-101 for property located at 528 South Dooley Street;
#CA18-102 for property located at 129 South Main Street, Suite #200;
#CA18-103 for property located at 629 West College Street;
#CA18-104 for property located at 129 South Main Street, Suite #150;
#CA18-105 for property located at 428 East Wall Street;
#CA18-108 for property located at 338 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-109** open for the property located at 312 West Wall Street, legally described as Block 14 lot 14A1A, Starr Addition, City of Grapevine, Texas to the Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-109 was submitted on October 1, 2018 by the applicant, Josh Archer of M.J. Wright Architects, to relocate the house, at 312 West Wall Street, closer to the street and construct a new addition to the sides and rear of the house; and the construction of a new two-car detached garage. The house was originally built in 1956 and is in near original condition. The new owner, Gregg Blatt, desires to adapt the house to serve as a home for his family. The plans for the new addition and the new detached garage were developed following Design Guidelines established for the house as a contributing structure to the West Wall Street Historic District.

Historic Preservation Staff met with Mr. Archer to develop a preservation plan to retain the original foot print and exterior walls as indicated on the floor plan. The demolition plan indicates the specific areas of wall to be removed from the house to open into the new additions.

The total living area of the existing 878 square foot house and the 2,014 square foot addition totals 2,892 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The covered front porch of 136 square feet; the new covered terrace addition of 159 square feet; and the breezeway of 120 square feet are not to be included in the maximum square feet as per the Preservation Ordinance.

The property lot size is 12,500 square feet and the building coverage is 33.12%, (maximum 40% lot coverage). Total building size of house and detached garage with storage is 4,014 square feet, within the ordinance maximum of 4,100 square feet. Building height is 17'-10".

RECOMMENDATION:

Staff recommended approval of Certificate of Appropriateness #CA18-109 as per the attached plan and drawings:

1. To demolish the non-original shed;
2. To lift and move the house to the front setback;
3. To construct a new addition to the sides and rear of the house; and
4. To construct a new two-car detached garage

with the conditions all exterior materials including siding and trim, roofing, doors and door hardware, windows and light fixtures be staff approved under a separate Certificate of Appropriateness, and a building permit is obtained from the Building Department.

The commissioners discussed the dormers added to the front of the house as usual when a house is expanded; and with discussion of the garage and the streetscape.

Chairman Shope called on applicant Josh Archer to speak. Mr. Archer said the dormers had been moved back about two feet. Vice Chairman Cox asked if the large tree was to remain, Mr. Archer said yes it was planned.

Jane Everett, Executive Director of the Grapevine Housing Authority, inquired about the drainage plan in regard to the housing next door. She said this property now has a 36 inch drop with drainage flooding the adjoining property she is responsible for. Chairman Shope asked what the City would do about the drainage. David Klempin said there is city drainage planning within the Building Department. Cathy Boyar Blatt introduced herself, saying she and her husband were the owners of this property and are excited to be moving to Grapevine.

Commissioner Telford asked if there were possible unforeseen problems with the structure being moved? David Klempin said No, it was a very stable, stout house.

Margaret Telford moved to close the Public Hearing for #CA18-109; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Anderson

Nays: None

Commissioner Telford corrected the history as written in the agenda memo as this was not originally the Shope House; the house was built by Tommy and Ann Frank, Tommy was the son of Starr Frank. The house was later sold to the Dalton family and later to the Shope family. Commissioner Voelker stated it was nice to see a house well kept and intact; Commissioner Telford agreed with what a special house it was.

Chairman Shope called for a motion. Jason Parker made the motion to approve **#CA18-109** with the conditions as presented; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Anderson

Nays: None

.....

MINUTES

Chuck Voelker made the motion to approve the minutes of the August 22, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Anderson

Nays: None

.....

ADJOURNMENT

Eric Gilliland made the motion to adjourn the meeting; Vick Cox seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Anderson

Nays: None

The meeting adjourned at 6:30p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28TH DAY OF NOVEMBER 2018.

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY